



City of Harrisonburg, Virginia

Planning Commission Meeting

March 11, 2009

7:00 p.m.

Regular Meeting
409 South Main Street

1) Call to order, roll call, determination of quorum, and review/approval of minutes from the February 11, 2009 regular meeting.

2) New Business

Preliminary Plat – Hidden Creek Properties Section Two

Consider a request from GSW Investors to preliminarily subdivide one, 7.7 +/- acre-lot into two lots. The property, zoned B-2, General Business District is located along Hidden Creek Lane and South High Street and can be found on tax map parcel 21-E-4.

Special Use Permit – 1680 Country Club Road (Religious Use 10-3-97 (9))

Public hearing to consider a request from Lamplighter, LLC with representative Gary Crummett from Valley Church for a special use permit per Section 10-3-97 (9) to allow a religious use within the M-1, General Industrial District. The property is located at 1680 Country Club Road and can be found on tax map parcel 72-A-8.

Special Use Permit – 1941 South High Street – Contractor Sales (10-3-91 (6))

Public hearing to consider a request from J & D Group, LLC for a special use permit per Section 10-3-91 (6) to allow contractor sales and storage within the B-2, General Business District. The property is located at 1941 South High Street and can be found on tax map 112-A-7.

Special Use Permit – 521 Blue Ridge Drive – Major Family Day Home

Public Hearing to consider a request from Aneta and Christopher Smialek for a special use permit per Section 10-3-34 (6) to allow a Major Family Day Home within the R-1, Single Family Residential District. The property is located at 521 Blue Ridge Drive and can be found on tax map parcel 29-D-29.

Ordinance Amendment – Boardinghouse or Roominghouse Definition Change

Public hearing to consider amending the Zoning Ordinance Section 10-3-24 Definitions to amend the existing definition of “Boardinghouse or Roominghouse in R-3 Zones.”

Ordinance Amendment – Major Family Day Home in R-3 & R-4

Public hearing to consider amending the Zoning Ordinance Sections 10-3-46, 10-3-48.4, and 10-3-52 to add Major Family Day Homes as a use permitted by special use permit within each listed section.

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

Update on Bicycle and Pedestrian Plan

7) Adjournment

Staff will be available Tuesday April 7, 2009 at 2:30 p.m. for those interested in going on a field trip to view the sites for the April 10, 2009 agenda.